

TOWN OF BLACKSBURG
SPECIAL USE PERMIT APPLICATION

Original	III G
Office Use Only	
SUP#	<u>04-005</u>
Date	<u>8-6-04</u>

This application and accompanying information must be submitted in full before the special use permit can be referred to the Planning Commission and Town Council for consideration. The application and accompanying information will become conditions of approval and be binding on the property if the permit is granted. Please contact the Planning and Engineering Department at (540) 961-1114 for application deadline or questions.

Name of Property Owner(s): **E. Kenneth Wall and Mena C. McCarthy**

Address: **P. O. Box 605, Haymarket, Virginia 20168** Phone: **703-266-3500**

Agent: **Edward A. Natt, Esq.**

Address: **3912 Electric Road (P. O. Box 20487)**
Roanoke, Virginia 24018 Phone: **540-725-8180**

Location or Address of Property for Special Use Permit:
608 and 610 South Main Street, Blacksburg, Virginia and adjacent alley

Tax Parcel Number(s): **257-3Sec 3 5, 6**

Present Zoning District: **R-5**

Present Use of Property: **Office/Residential**

Special Use Requested: **General Office** Section: **3051**

Is this request for an amendment to an existing special use permit? **No**
Please provide the following information - attach separate pages if necessary:

Description of the proposed use (or site modification)

The main structure on the property has been used for a law office for approximately fifteen (15) years. Prior to said date, it was occupied as a single-family residence with a detached garage and an additional residential dwelling over the garage. The R-5 Zoning District permits the general office use in a R-5 District with a Special Use Permit. This Application is presented in order to obtain a Special Use Permit to permit the law office operation to continue on the existing property as it has for a period of approximately fifteen (15) years. A site plan prepared by Anderson and Associates, Inc. is attached, including all of the requirements imposed by the Zoning Ordinance for the issuance of a Special Use Permit.

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Planning & Engineering
Department

Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purposes of the specific district in which it will be placed.

The proposed use is compatible with the surrounding neighborhood. In fact, this is the continuation of the use which has existed for approximately fifteen (15) years without objection until recently.

Please demonstrate how there will be no undue adverse impacts on the surrounding neighborhood in terms of public health, safety, or general welfare, and show the measure to be taken to achieve such goals.

The property has been used for a law office and a residential use for approximately fifteen (15) years. The proposal would eliminate the apartment use and continue the law office use with expansion of the law office into the area above the garage.

The following items must accompany this application:

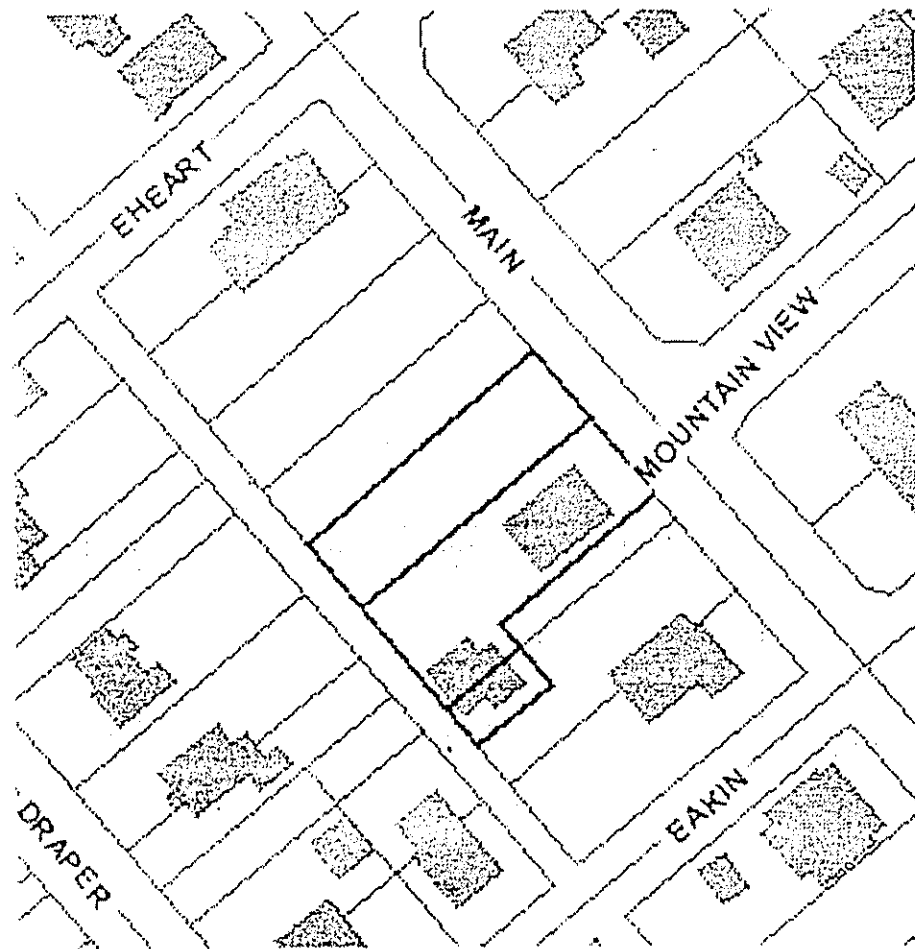
1. The written consent of the owner or agent for the owner. If the applicant is the contract purchaser, the written consent of the owner is required.
2. One copy of a site plan for the property showing the lot, structures, site improvements, parking areas and spaces, and any other information necessary to determine the ability to meet the Zoning Ordinance site development standards, use and design standards, and physical compatibility with the neighborhood.
3. Vicinity map (may be included on the site plan)
4. A list of adjacent property owners (including properties across the street) and their addresses, plus the cost of CERTIFIED FIRST CLASS postage for notifying each adjacent property owner (no stamps, please.)
5. Fee of \$500 for special use permit or minor amendments to existing special use permits to be applied to the cost of advertising and expense incidental to reviewing, publishing, and processing this application. Please make your check or money order payable to the TOWN OF BLACKSBURG.
6. **Any item submitted that is greater than 11" X 17" paper size requires thirty-six (36) copies.**

SIGNATURE OF APPLICANT: 
E. KENNETH WALL

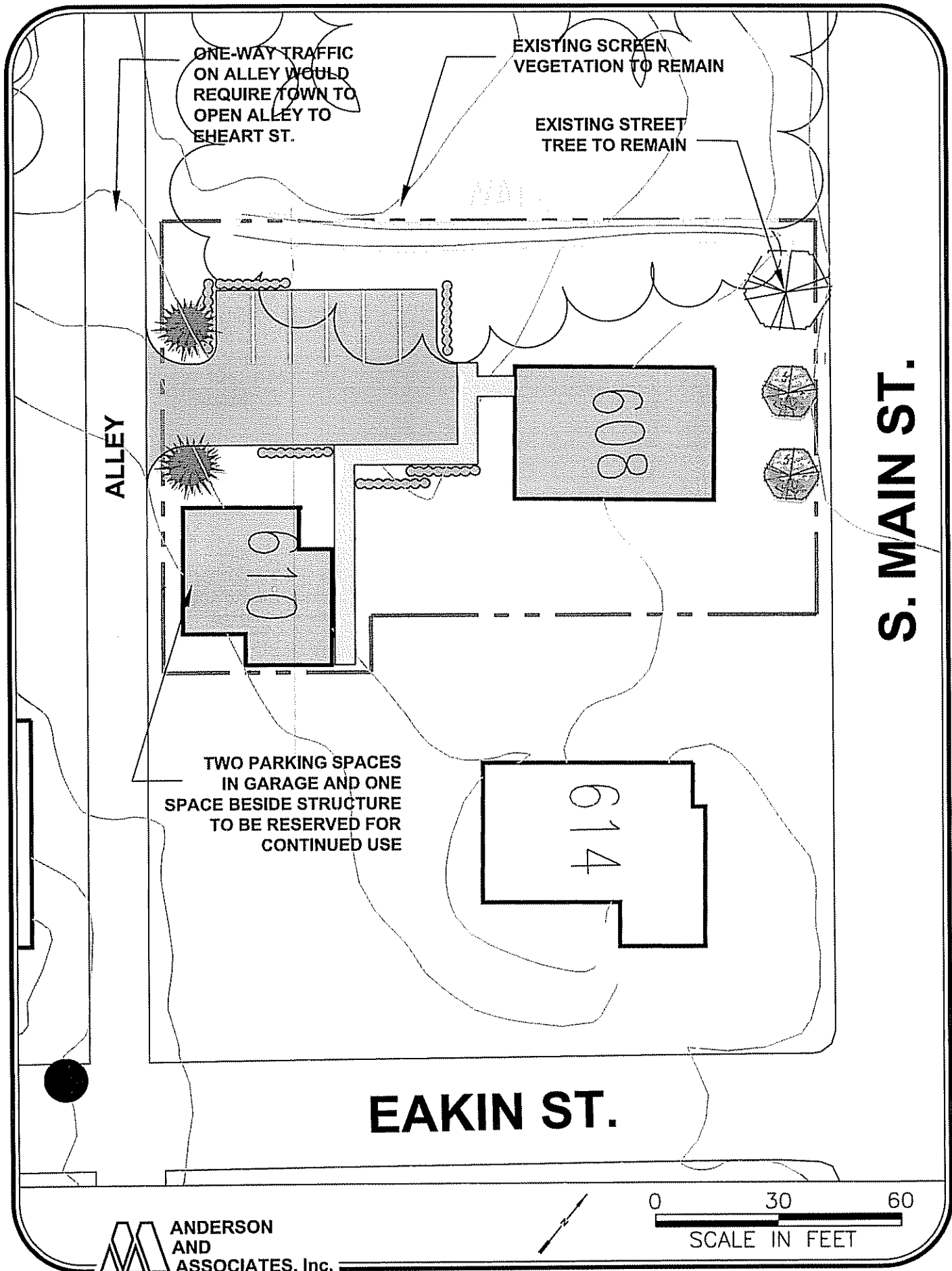
DATE: 8-5-04

SIGNATURE OF APPLICANT: 
MENA C. McCARTHY

DATE: 8-5-04



8/03/04



ADJOINING PROPERTY OWNER LISTING

Address of Subject Property: 608 and 610 South Main Street
Blacksburg, Virginia

Map No.: 257 - 3SEC 3,5,6

Parcel No.: 004508

Applicant/Owner's Name: E. Kenneth Wall and Mena C. McCarthy

ADJOINING PROPERTY OWNERS

This list as follows are those property owners who own property beside, behind or across the street from the subject property noted above:

TOWN OF BLACKSBURG

<u>Parcel ID</u>	<u>Property Address</u>	<u>Map No.</u>	<u>Owner's Name and Mailing Address</u>
002207	601 Draper Road	257 - 3SEC 3 9,1	Jane E. Goette Ilja A. Luciak 601 Draper Road Blacksburg, VA 24060
002695 002697	100 Eheart Street Blacksburg	257 - 4SEC 1 1,2 257 - 4SEC 1 3	Rengin T. Holt 501 Preston Avenue Blacksburg, VA 24060
006142	600 South Main Street	257 - 3SEC 3 1-4	Epsilon Hexaton Alumni Foundation c/o John Marrin 147 Forest Avenue Rockville Centre, NY 11570
008059	611 South Main Street	257 - 4SEC 2 1,2	Lawrence J. & Carolyn J. Kyle 1515 Clay Street Blacksburg, VA 24060
010568	605 Draper Road	257 - 3SEC 13,1	Kurt Lee Zimmerman Leslie Dawn Allen 605 Draper Road Blacksburg, VA 24060

TOWN OF BLACKSBURG

<u>Parcel ID</u>	<u>Property Address</u>	<u>Map No.</u>	<u>Owner's Name and Mailing Address</u>
012592	609 South Main Street	257 - 4SEC 1 4	Den Hill Properties Co., LLC 1866 Den Hill Road Christiansburg, VA 224073
014144	603 Draper Road	257 - 3SEC 3 11A	Wayne E. Pennell Barbara Jean Bauermeister 8 Holly Lane Radford, VA 24141